



SIGN PERMIT APPLICATION ANALYSIS

APPLICATION INFORMATION

PS-10-2013

Name: Brent Stone
Phone No.: (770) 822-1944
Email: bstone@garrardgroup.com
Business Name: Family Dollar
Business Type: Retail - General

Address: 1125 N. Indian Creek Drive
Zoning District: TC
P&Z Hearing Date: November 19, 2013
Prepared by: Jason Gaines

DESCRIPTION OF REQUESTED SIGN

The applicant requests to install two (2) backlit wall signs. One would be located on the façade facing N. Indian Creek Drive, while the other would be placed on the façade facing the parking lot, above the main ingress-egress point of the structure.

OTHER SIGNAGE ON SUBJECT PROPERTY

The site is currently still under development/construction. An application for ground signage was approved on October 15, 2013. The application consisted of one (1) 75 square-foot monument sign along the N. Indian Creek Drive frontage of the property, as well as one (1) 16 square-foot monument sign along the Vaughan Street frontage.

ZONING PROVISIONS (APPENDIX A – ZONING)

The subject property is a retail store (under development). This use is permitted in the TC Zoning District.

SIGN ORDINANCE PROVISIONS (CHAPTER 15.5)

(Sec. 15.5-14): General Size, Height and Location Requirements

- ***(Sec. 15.5-14(2)-a.): Regulations according to location: In commercial areas, businesses which have an attached sign shall not have a permanent detached sign. In residential areas, attached signs are prohibited. One (1) attached sign is permitted in all non-residential areas.***
 - The applicant had another recent application for two ground signs at the subject location. That application was approved. If those signs were to be installed, the signs that are the subject of this application would be non-compliant. **COMPLIANCE: NO**
- ***(Sec. 15.5-14(2)- b.) Display of attached signs. All attached signs and their words shall be mounted parallel to the building surface to which they are attached. On any building facade, there may be a maximum of eight (8) words which contain any character no greater than four (4) inches in height, except that words consisting of characters less than four (4) inches high may be used without limitation as to their number.***
 - The sign facing the parking lot would consist of lettering approximately 48 inches (4 feet) in height, with a logo in between the wording of approximately 5 feet, 6 inches in diameter. The sign facing N. Indian Creek Drive would consist of lettering approximately 34 inches (2

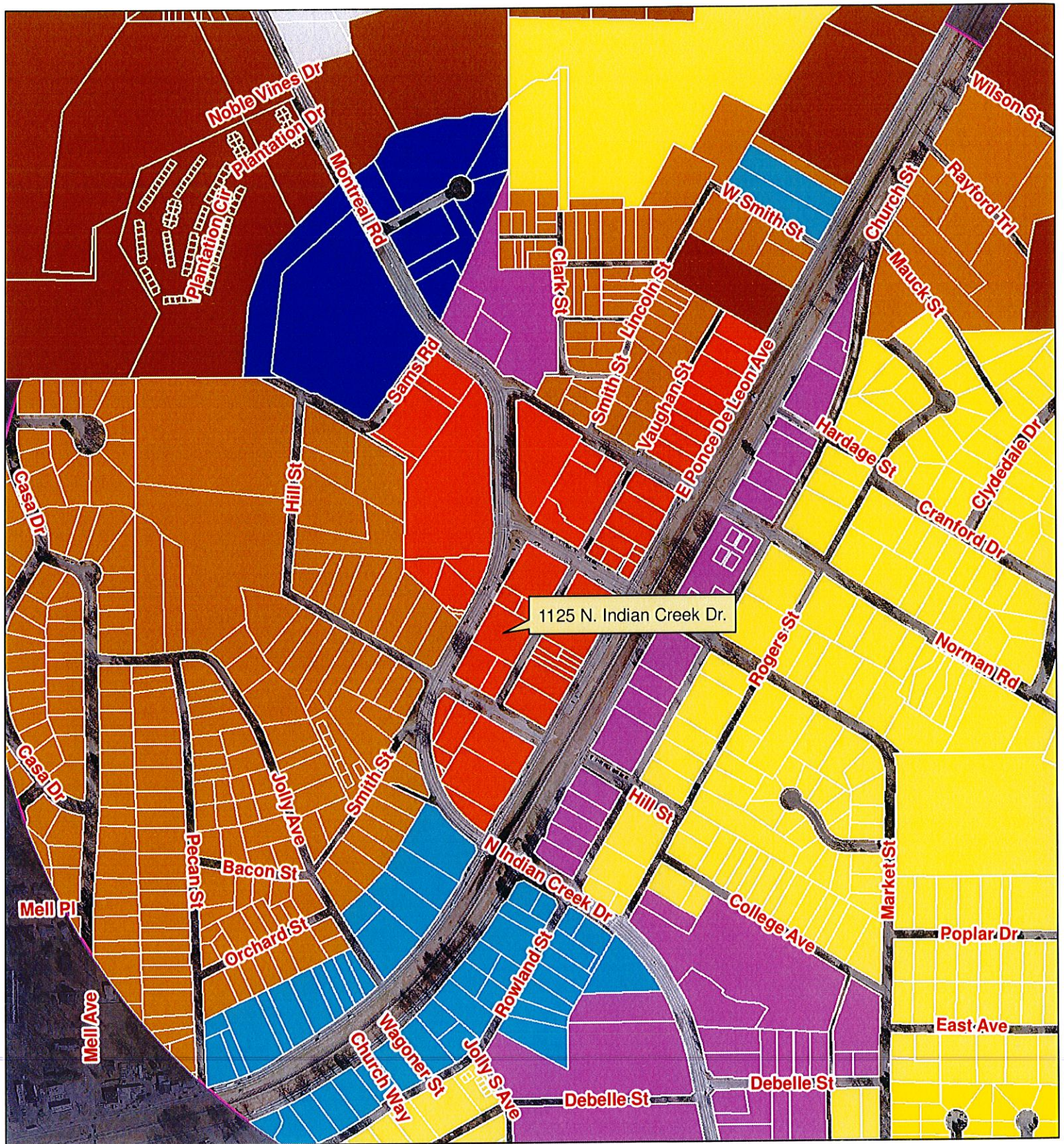
If this request is denied, the applicant would have the right to file an appeal, in writing, to the City within 15 days of the denial. The matter would then be taken up by City Council at the next monthly meeting, which will be held on Tuesday December 3rd.

STAFF RECOMMENDATION

Staff recommends denial of the request by Brent Stone to install a wall signage at 1125 N. Indian Creek Drive.

ATTACHMENTS

- Application Form
- Location Map
- Concept Drawings



City of Clarkston Zoning Map

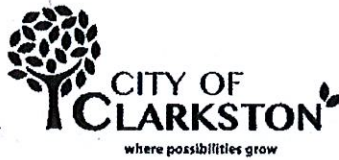
- Lakes
- Light Industrial
- Low Density Neighborhood Commercial
- Moderate Density Neighborhood Commercial
- Neighborhood Residential - Community Development

- Neighborhood Residential 1
- Neighborhood Residential 2
- Neighborhood Residential 3
- Residential Commercial
- Town Center
- Clarkston



0 0.075 0.15 Miles





Form # 200-SP

SIGN PERMIT APPLICATION

This document must be completed in full by the Applicant. Please see Applicant Instructions for complete submittal requirements.

Date of Application 10/28/13
Applicant Name Brent Stone
Business Name Family Dollar
Business Address 1960 Satellite Blvd., Suite 2300, Duluth, GA 30097
Business Phone Number 770-822-1944
Alternate Phone Number 678-990-4549
Email Address bstone@garrardgroup.com
Is this a commercial or residential use? ☒ Commercial ☐ Residential
Zoning District 18th
Contractor Erecting Sign (required) DeNyse Signs
Contractor Address 4521 Industrial Access Road, Douglasville, GA 30134
Contractor Business Phone 678-244-1445
Contractor Email Address jbloodworth@denyseco.com
Address where Sign will be Erected 1125 North Indian Creek Drive, Clarkston, GA 30021
Description of Sign Position in Relation to Nearest Building 1 Wall Sign on NW elevation & 1 Wall Sign on NE elevation (2 total)

FOR OFFICE USE ONLY

Permanent sign application fee is 10% of value of the sign to a maximum of \$500.00

Payment Type: Check # _____ Cash _____ Money Order _____
Amount Paid: \$ _____ Payment Received by _____
Comments: _____

Submittal Instructions (see Applicant Instructions for full requirements):

1. Please make sure sign design conforms to City of Clarkston Code of Ordinances Section 15.5-1 et seq., available online at www.cityofclarkston.com before constructing sign.
2. Do not construct sign prior to issuance of permit.
3. Completed application and plans must be in the City Clerk's office no later than 5:00pm on the first day of the month in order to be on that month's Zoning and Review Committee agenda.
4. If application is incomplete, it will not be considered for approval.
5. Filing fee must be submitted with the application.
6. Applicant may appeal any decision to the City Council.
7. Please include **six (6) copies** of the following items with the application:
 - a. Plans and specifications which **must include:** Included



Form # 200-SP

SIGN PERMIT APPLICATION

CONDITIONS

By submitting this Application, Applicant agrees to the following conditions which are mandatory for a sign permit in the City:

Insurance Requirement

Applicant must procure, maintain and keep in full force and effect at all times for so long as the sign that is the subject of this application is in place, liability insurance insuring against all third party liability claims and demands for injury to, or death of, persons, or damage to property which arise out of the installation, placement or maintenance of said sign. Such policy of insurance shall insure against any such claim, injury, or loss in an amount not less than \$500,000.00, per occurrence, \$1,000,000.00 General Aggregate for injury (including death) to one or more persons attributable to a single occurrence and for property damage. Such liability insurance may be in the form of general premises liability insurance. A certificate reflecting such insurance coverage shall be provided to the City before the issuance of any sign permit.

Maintenance of Sign

Applicant agrees to maintain said sign in a safe manner, so that it is not a hazard to pedestrian or vehicular traffic, and to conform to all zoning, traffic and safety ordinances of the City of Clarkston with regard to the placing of said sign.

Removal of Sign

The undersigned agrees to remove any sign upon request by the City of Clarkston, in the event it should be deemed by the City Manager to be hazardous to the health, safety and welfare of the public.

SO AGREED:


Applicant Signature

10/28/13

Date

Approval Planning & Zoning
Committee:

Print Name

Title

Signature

Date

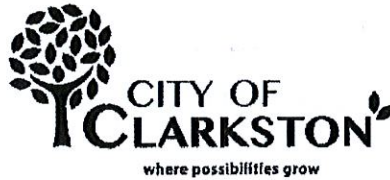
Approval by City Council
(When Applicable):

Print Name

Title

Signature

Date



HOLD HARMLESS AGREEMENT FOR SIGN APPLICATIONS

THE UNDERSIGNED APPLICANT, being the owner of the business located at
Brent Stone _____ in the city of Clarkston, Georgia,
known as _____ Family Dollar _____, and said business having
applied to install a sign at such location, Applicant hereby agrees to indemnify and hold harmless
the City of Clarkston from any and all injuries, claims, demands, damages or causes of action of
any nature whatsoever (including attorney's fees and costs) arising from the approval, location,
installation, placement or maintenance of any sign located at the above-described location.

Applicant further agrees to defend the City against any claim related in any manner to the
approval, location, installation, placement or maintenance of any such sign and to promptly
reimburse the City for any attorney's fees or costs incurred in defense of any such claim.

Business Owner Signature: _____

Date: 10/28/13

Witness: _____

Date: 10/28/13